HOUSING NOW
Calgary CMA

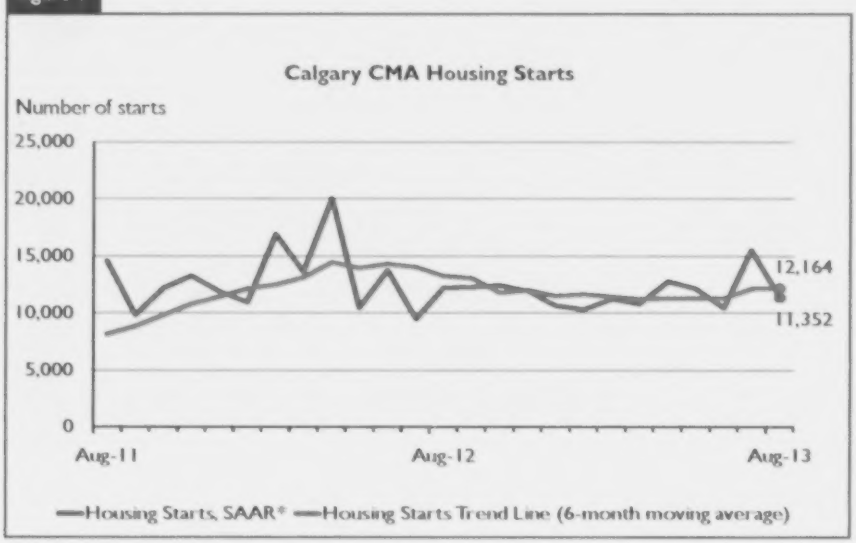
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2013

Highlights

- The trend in total housing starts in August was fairly steady compared to July
- Median absorbed price for single-detached units up from previous year
- Multi-family starts were down from 2012 levels

Figure 1



* SAAR: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

Table of Contents

1 Highlights
2 Housing Market Overview
4 Maps of Calgary
10 Housing Now Report Tables
11 Housing Starts
12 Summary by Market
19 Starts
22 Completions
25 Absorptions
26 Average Price
27 MLS® Activity
28 Economic Indicators

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Housing Market Overview

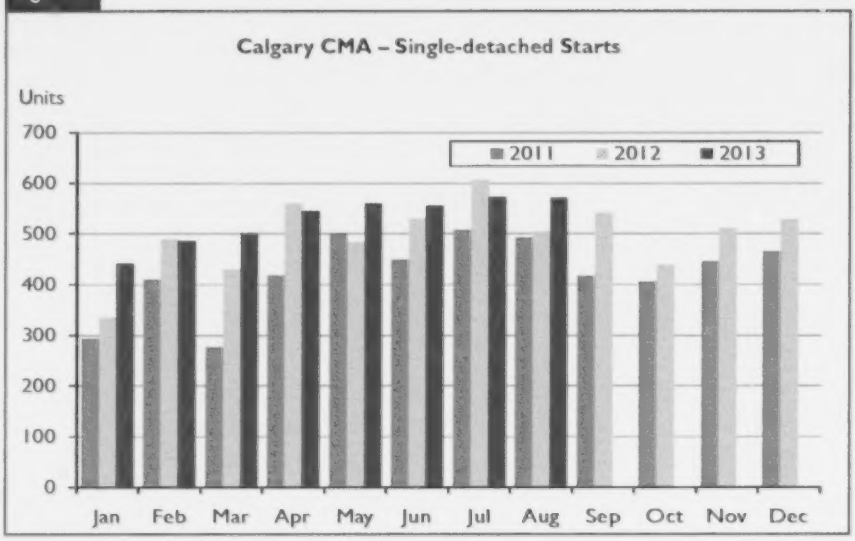
Housing starts in the Calgary Census Metropolitan Area (CMA) were trending at 12,164 units in August compared to 12,135 in July. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts in the Calgary CMA totalled 982 units in August, a five per cent decline from 1,039 units in August 2012. After eight months, total housing starts reached 7,929 units, down 12 per cent from 8,993 during the same period last year. The decline in year-to-date housing starts has been due to fewer multi-family units breaking ground, while single-detached units have increased.

There were 571 single-detached units started in August, up 13 per cent from 505 units in the same month a year earlier. This was the fifth month thus far in 2013 that single-detached starts have increased on a year-over-year basis. Single-detached homes have been in demand as buyers capitalize on rising incomes, low mortgage rates, and the equity gains from their existing home. To the end of August, single-detached starts reached 4,228 units in 2013, compared to 3,941 in 2012.

The inventory of complete and unabsorbed single-detached units was at 453 units in August, down one per cent from 457 units a year earlier. There have been a high proportion of units absorbed at completion as well as a number of units absorbed from inventory. This has helped keep inventories below 2012 levels. The decline in inventories can be attributed to fewer spec units as they were down from the previous year. A reduced selection of homes in the competing resale market has also prompted some buyers to purchase a new home. As such, builders this year have had the opportunity to increase housing starts with little risk of adding to inventories.

Figure 2



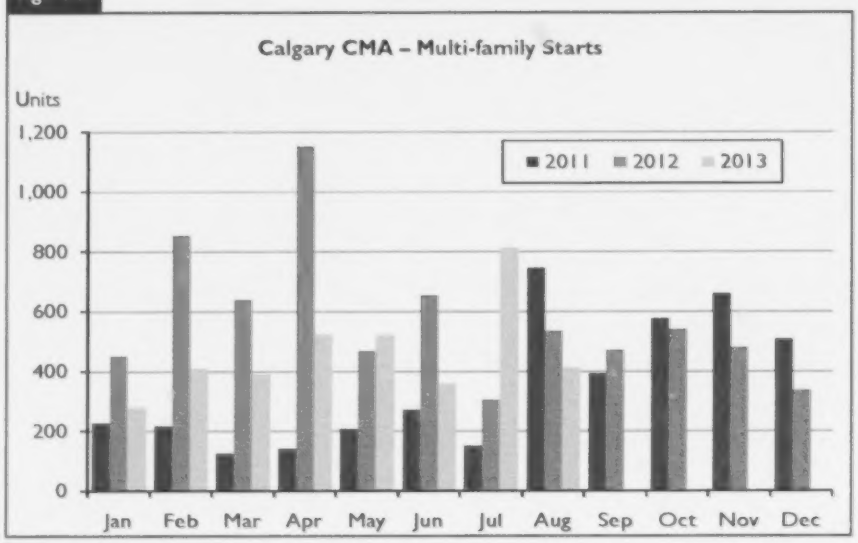
Source: CMHC

The median absorbed price for single-detached units in August was $500,206, up seven per cent from $469,225 a year earlier. Home prices in the new home market have experienced some upward pressure with demand supported by the growing economy, coupled with declines in both single-detached inventories and active listings. To the end of August, the single-detached median absorbed price rose three per cent to $480,000 in 2013 from $466,556 in 2012.

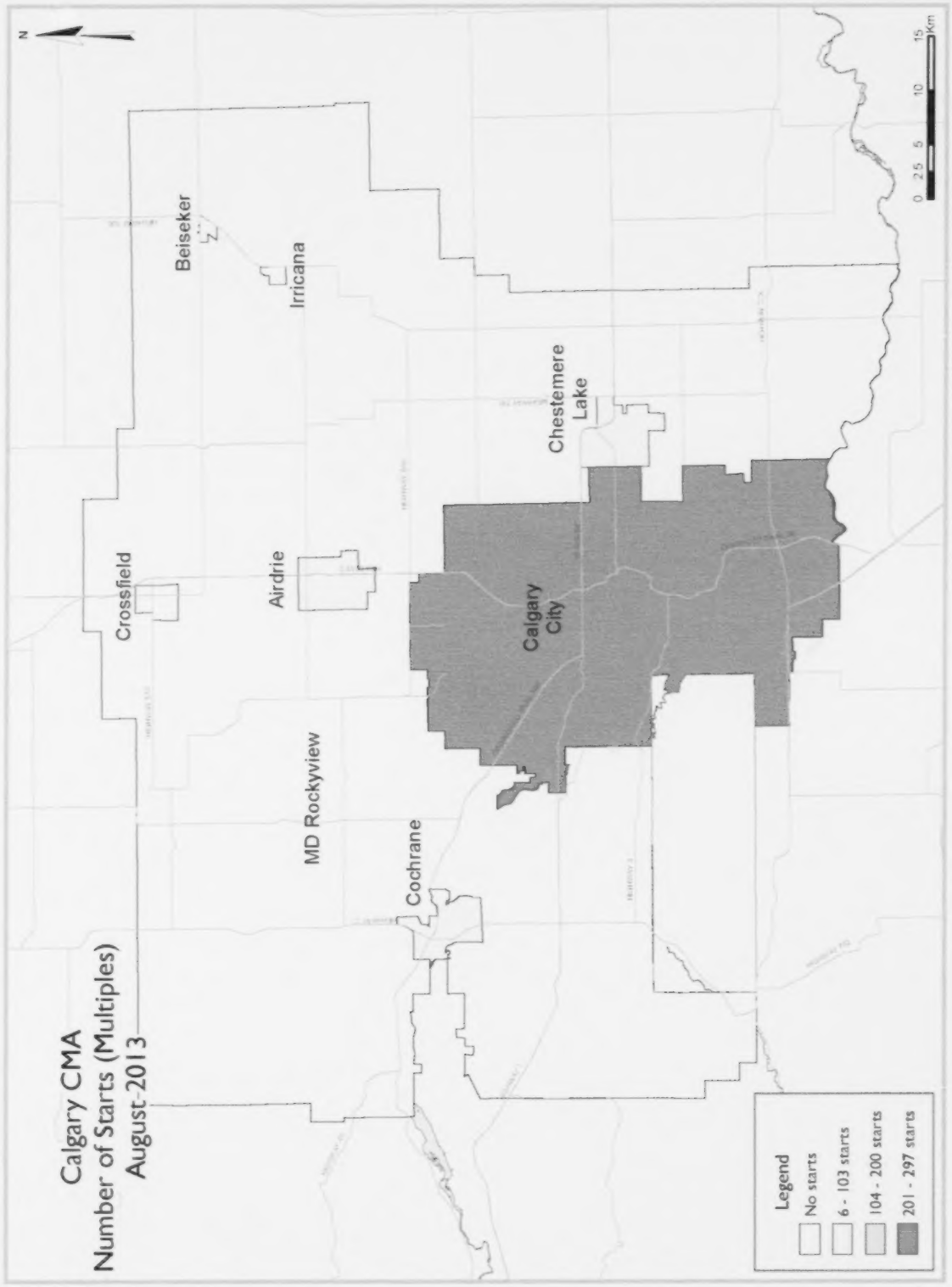
Multi-family starts, which include semi-detached units, rows, and apartments, totalled 411 units in August 2013, a 23 per cent decrease from 534 in August 2012. All three multi-family housing types contributed to the decline. Foundations were poured for 110 semi-detached units, 176 rows and 125 apartment units in August compared to 132 semi-detached, 192 rows, and 210 apartment units from a year earlier. Year-to-date, multi-family starts declined 27 per cent from 5,052 units in 2012 to 3,701 in 2013.

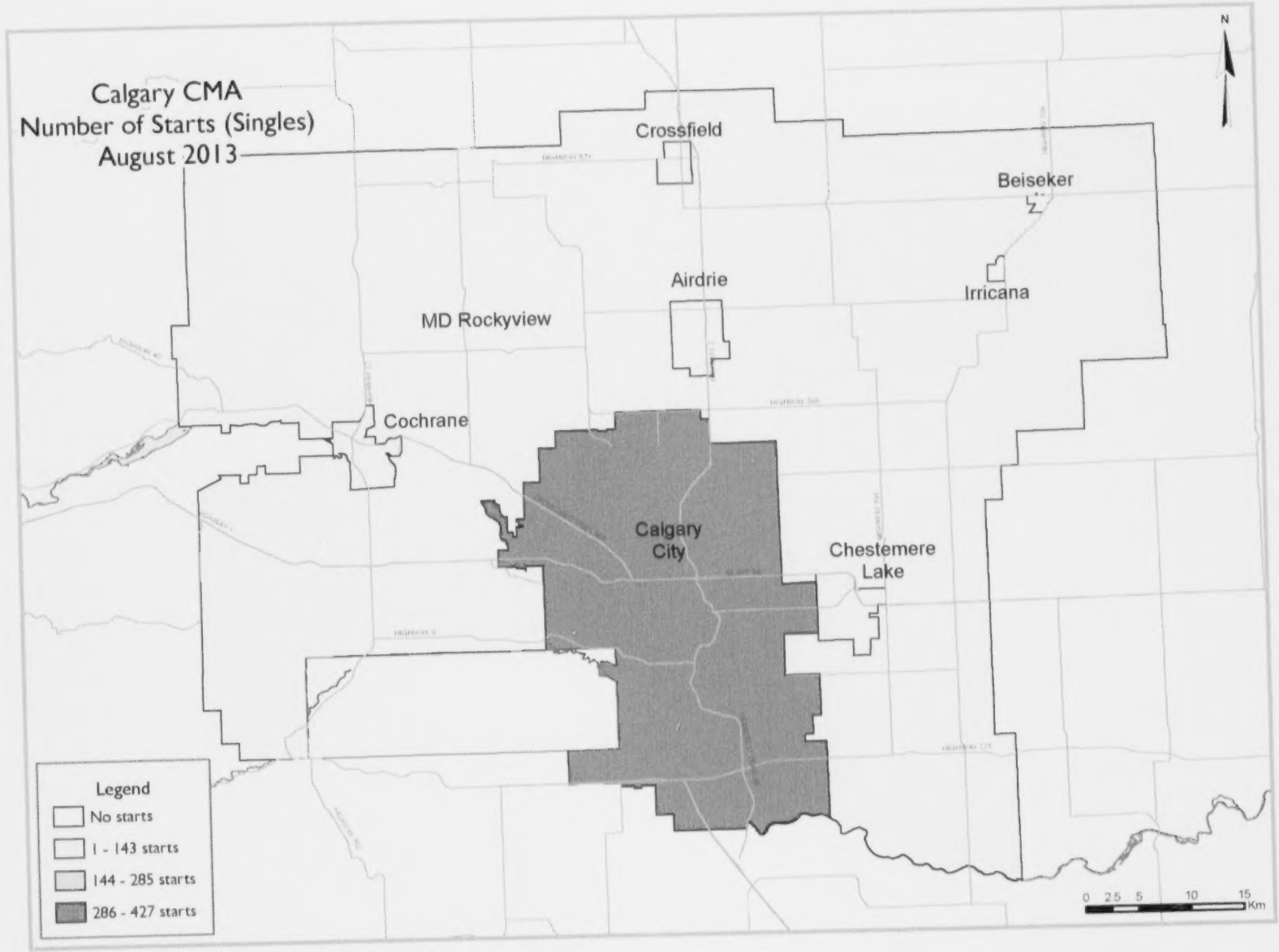
Inventory of multi-family units for ownership tenure was at 311 units in August, down 23 per cent from 403 units in August 2012. This represents the sixth consecutive month where multi-family inventories have declined on a year-over-year basis. The number of units under construction for all tenures increased five per cent to 7,773 units in August, up from 7,375 units in the same month in 2012. Although the number of units under construction has been above 2012 levels for most of the year, the pressure on inventories has been minimal as a high proportion of these units have been absorbed immediately after completion.

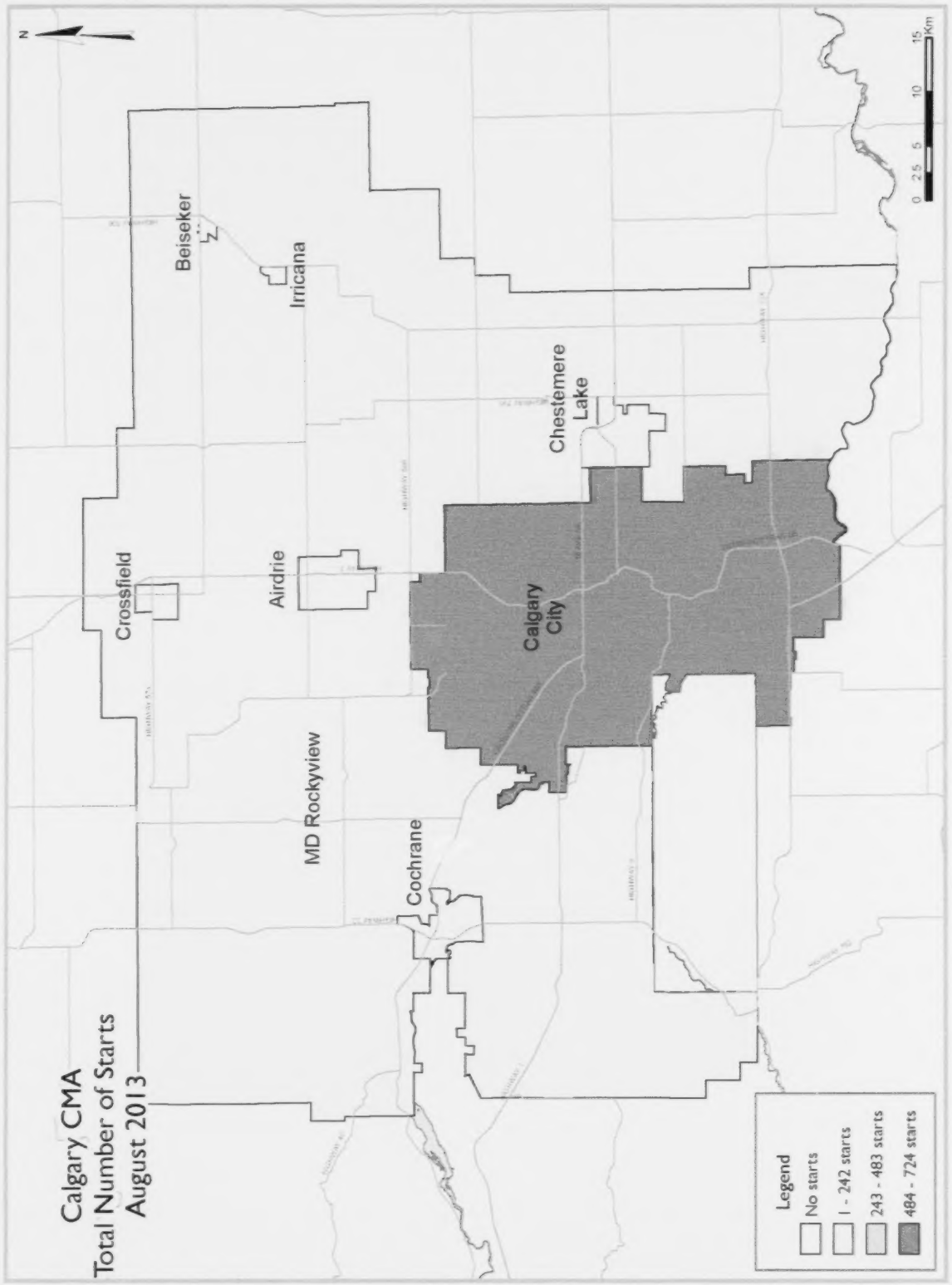
Figure 3

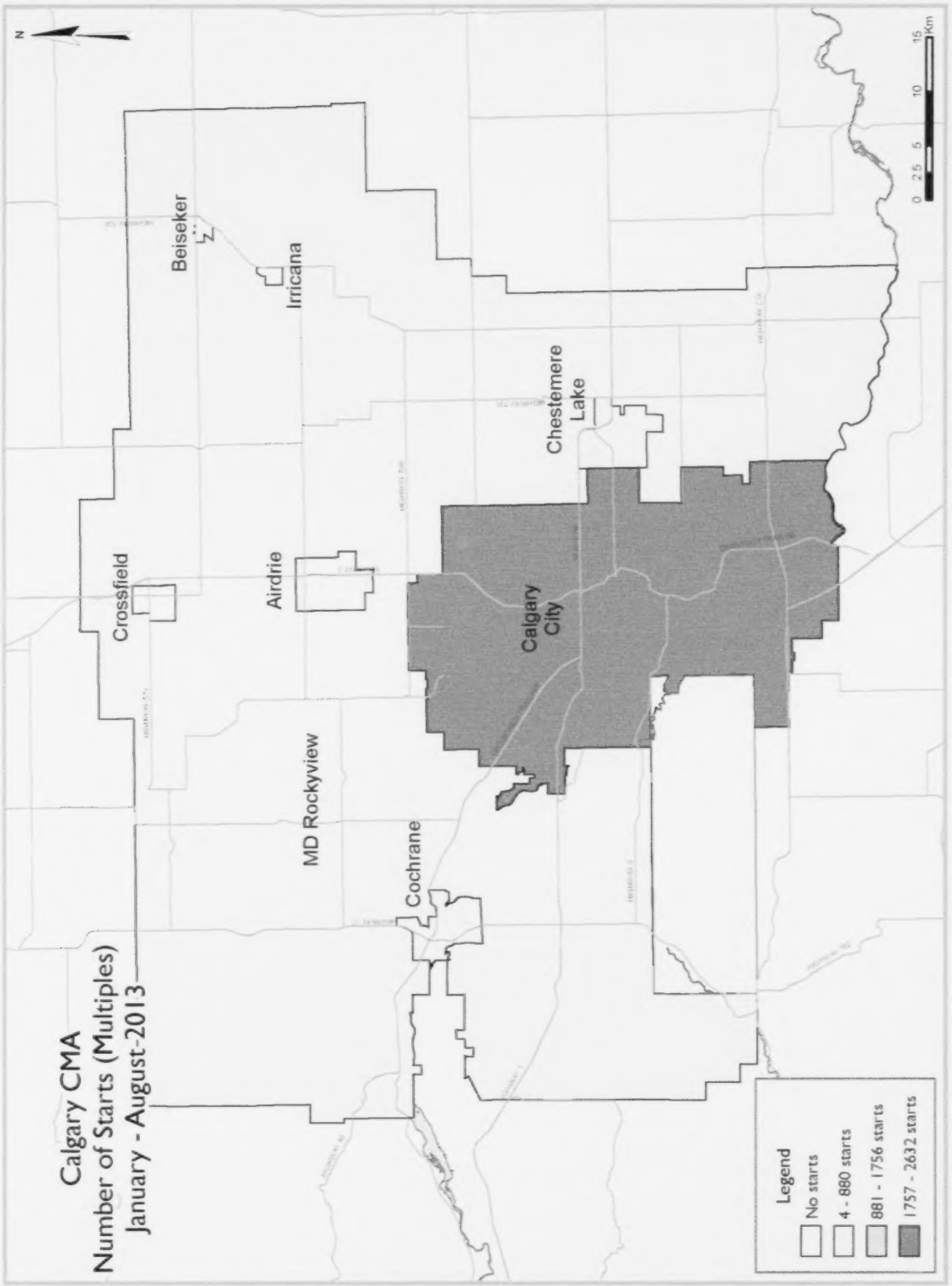


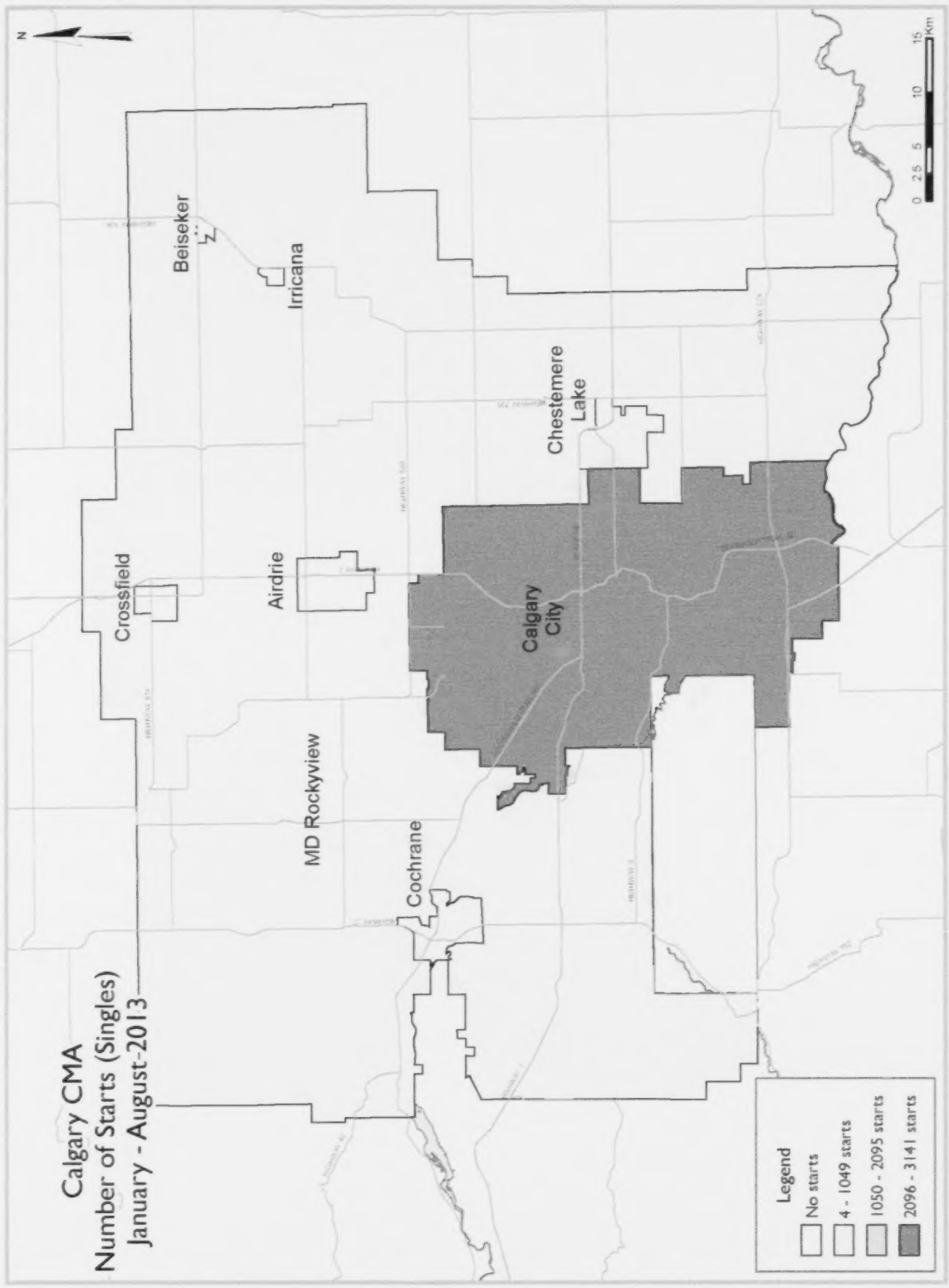
Source: CMHC

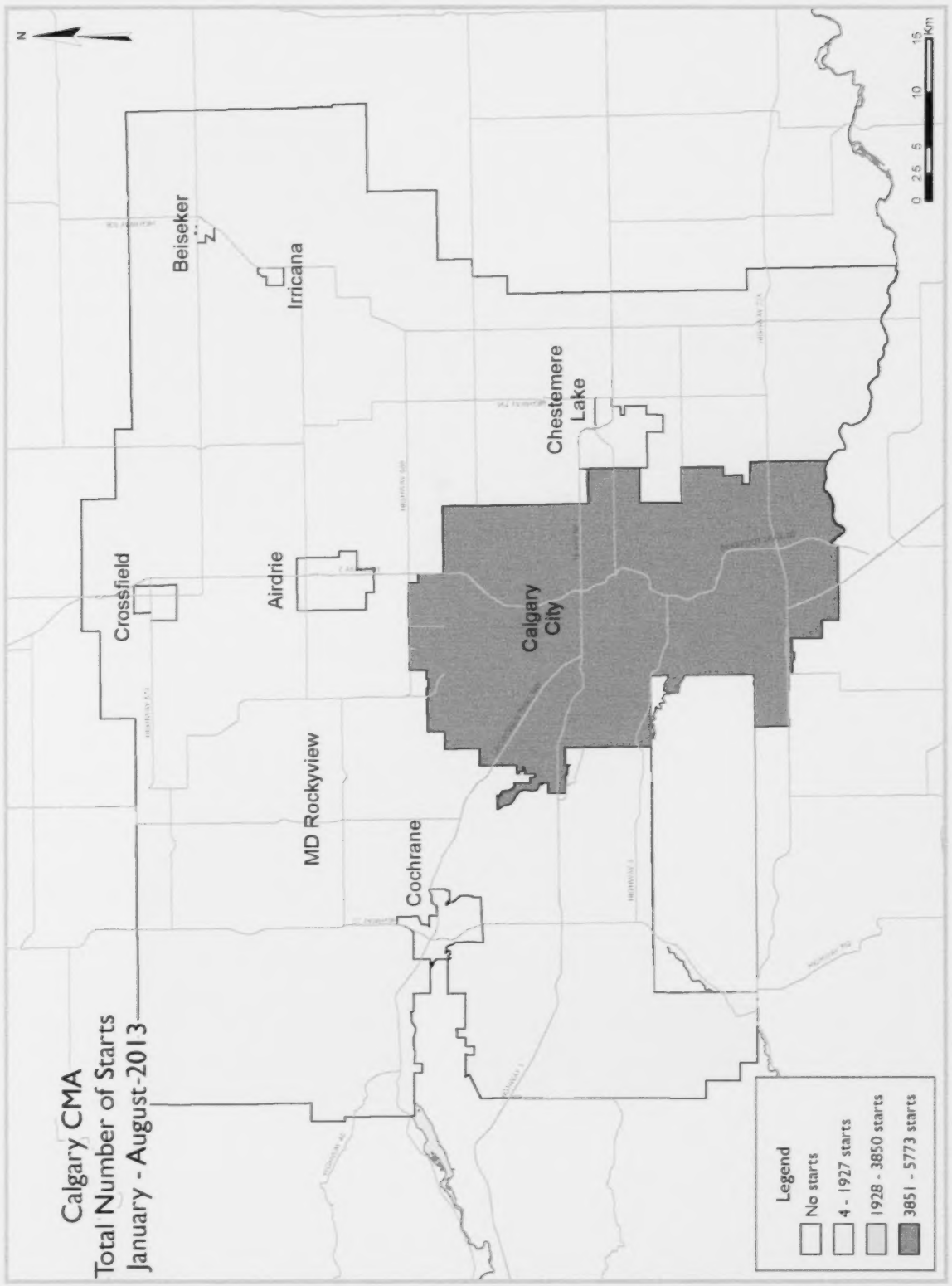

Calgary CMA
Number of Starts (Multiples)
August-2013
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
MD Rockyview
Cochrane
Legend
No starts
6 - 103 starts
104 - 200 starts
201 - 297 starts


Calgary CMA
Number of Starts (Singles)
August 2013
Crossfield
Beiseker
Airdrie
Irricana
MD Rockyview
Cochrane
Calgary
City
Chestemere
Lake
N
Legend
No starts
1 - 143 starts
144 - 285 starts
286 - 427 starts
0 2.5 5 10 15
Km


Calgary CMA
Total Number of Starts
August 2013
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
MD Rockyview
Cochrane
Legend
No starts
1 - 242 starts
243 - 483 starts
484 - 724 starts


Calgary CMA
Number of Starts (Multiples)
January - August-2013
N
Beiseker
Irricana
Crossfield
Airdrie
Chestemere Lake
Calgary City
MD Rockyview
Cochrane
0 2.5 5 10 15 Km
Legend
No starts
4 - 880 starts
881 - 1756 starts
1757 - 2632 starts


Calgary CMA
Number of Starts (Singles)
January - August-2013
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
MD Rockyview
Cochrane
Legend
No starts
4 - 1049 starts
1050 - 2095 starts
2096 - 3141 starts
N
0 2.5 5 10 15 Km


Calgary CMA
Total Number of Starts
January - August-2013
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Crossfield
Airdrie
Chestemere Lake
Calgary City
MD Rockyview
Cochrane
Legend
No starts
4 - 1927 starts
1928 - 3850 starts
3851 - 5773 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) August 2013		
Calgary CMA[1]	July 2013	August 2013
Trend[2]	12,135	12,164
SAAR	15,506	11,352
	August 2012	August 2013
Actual		
August - Single-Detached	505	571
August - Multiples	534	411
August - Total	1,039	982
January to August - Single-Detached	3,941	4,228
January to August - Multiples	5,052	3,701
January to August - Total	8,993	7,929

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2013	571	110	0	0	176	125	0	0	982
August 2012	505	130	0	0	194	210	0	0	1,039
% Change	13.1	-15.4	n/a	n/a	-9.3	-40.5	n/a	n/a	-5.5
Year-to-date 2013	4,216	890	19	12	1,088	1,529	0	175	7,929
Year-to-date 2012	3,941	718	40	0	1,186	2,715	0	393	8,993
% Change	7.0	24.0	-52.5	n/a	-8.3	-43.7	n/a	-55.5	-11.8
UNDER CONSTRUCTION									
August 2013	3,784	1,080	16	12	1,207	4,437	0	1,033	11,569
August 2012	3,162	764	40	0	1,438	4,241	0	892	10,537
% Change	19.7	41.4	-60.0	n/a	-16.1	4.6	n/a	15.8	9.8
COMPLETIONS									
August 2013	450	58	0	0	212	164	0	0	884
August 2012	392	88	0	0	52	193	0	90	815
% Change	14.8	-34.1	n/a	n/a	**	-15.0	n/a	-100.0	8.5
Year-to-date 2013	3,714	610	25	0	1,302	1,931	0	117	7,699
Year-to-date 2012	3,476	590	10	0	726	1,216	0	135	6,153
% Change	6.8	3.4	150.0	n/a	79.3	58.8	n/a	-13.3	25.1
COMPLETED & NOT ABSORBED									
August 2013	453	57	2	0	43	209	n/a	n/a	764
August 2012	457	95	4	0	54	250	n/a	n/a	860
% Change	-0.9	-40.0	-50.0	n/a	-20.4	-16.4	n/a	n/a	-11.2
ABSORBED									
August 2013	453	51	0	0	202	168	n/a	n/a	874
August 2012	414	89	0	0	61	81	n/a	n/a	645
% Change	9.4	-42.7	n/a	n/a	**	107.4	n/a	n/a	74.1
Year-to-date 2013	3,707	641	29	0	1,335	1,768	n/a	n/a	7,480
Year-to-date 2012	3,517	598	8	0	731	1,054	n/a	n/a	5,908
% Change	5.4	7.2	**	n/a	82.6	67.7	n/a	n/a	26.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
August 2013	427	74	0	0	118	105	0	0	724
August 2012	390	104	0	0	166	165	0	0	825
Airdrie									
August 2013	54	18	0	0	25	20	0	0	117
August 2012	69	20	0	0	0	45	0	0	134
Beiseker									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Chestermere Lake									
August 2013	29	0	0	0	6	0	0	0	35
August 2012	7	0	0	0	28	0	0	0	35
Cochrane									
August 2013	34	18	0	0	27	0	0	0	79
August 2012	25	6	0	0	0	0	0	0	31
Crossfield									
August 2013	1	0	0	0	0	0	0	0	1
August 2012	0	0	0	0	0	0	0	0	0
Irricana									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Rocky View County									
August 2013	26	0	0	0	0	0	0	0	26
August 2012	14	0	0	0	0	0	0	0	14
Calgary CMA									
August 2013	571	110	0	0	176	125	0	0	982
August 2012	505	130	0	0	194	210	0	0	1,039

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
August 2013	2,875	892	6	12	891	4,006	0	905	9,587
August 2012	2,492	680	40	0	1,224	3,772	0	892	9,100
Airdrie									
August 2013	399	94	0	0	130	308	0	128	1,059
August 2012	353	50	0	0	98	389	0	0	890
Beiseker									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Chestermere Lake									
August 2013	165	20	6	0	85	48	0	0	324
August 2012	44	2	0	0	100	0	0	0	146
Cochrane									
August 2013	202	66	4	0	101	75	0	0	448
August 2012	143	28	0	0	16	80	0	0	267
Crossfield									
August 2013	3	0	0	0	0	0	0	0	3
August 2012	0	0	0	0	0	0	0	0	0
Irricana									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Rocky View County									
August 2013	140	8	0	0	0	0	0	0	148
August 2012	130	4	0	0	0	0	0	0	134
Calgary CMA									
August 2013	3,784	1,080	16	12	1,207	4,437	0	1,033	11,569
August 2012	3,162	764	40	0	1,438	4,241	0	892	10,537

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
August 2013	298	42	0	0	158	48	0	0	546
August 2012	297	70	0	0	52	193	0	90	702
Airdrie									
August 2013	82	8	0	0	27	12	0	0	129
August 2012	59	6	0	0	0	0	0	0	65
Beiseker									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Chestermere Lake									
August 2013	20	2	0	0	24	24	0	0	70
August 2012	4	0	0	0	0	0	0	0	4
Cochrane									
August 2013	34	6	0	0	3	80	0	0	123
August 2012	16	12	0	0	0	0	0	0	28
Crossfield									
August 2013	3	0	0	0	0	0	0	0	3
August 2012	0	0	0	0	0	0	0	0	0
Irricana									
August 2013	0	0	0	0	0	0	0	0	0
August 2012	0	0	0	0	0	0	0	0	0
Rocky View County									
August 2013	13	0	0	0	0	0	0	0	13
August 2012	16	0	0	0	0	0	0	0	16
Calgary CMA									
August 2013	450	58	0	0	212	164	0	0	884
August 2012	392	88	0	0	52	193	0	90	815

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
August 2013	364	45	0	0	42	150	n/a	n/a	601
August 2012	398	89	4	0	51	234	n/a	n/a	776
Airdrie									
August 2013	27	4	0	0	0	57	n/a	n/a	88
August 2012	30	4	0	0	0	0	n/a	n/a	34
Beiseker									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
August 2013	22	2	0	0	1	2	n/a	n/a	27
August 2012	5	0	0	0	1	0	n/a	n/a	6
Cochrane									
August 2013	34	6	2	0	0	0	n/a	n/a	42
August 2012	22	2	0	0	2	16	n/a	n/a	42
Crossfield									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
Irricana									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
August 2013	6	0	0	0	0	0	n/a	n/a	6
August 2012	2	0	0	0	0	0	n/a	n/a	2
Calgary CMA									
August 2013	453	57	2	0	43	209	n/a	n/a	764
August 2012	457	95	4	0	54	250	n/a	n/a	860

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
August 2013	299	35	0	0	148	33	n/a	n/a	515
August 2012	318	73	0	0	58	81	n/a	n/a	530
Airdrie									
August 2013	80	8	0	0	27	33	n/a	n/a	148
August 2012	60	2	0	0	1	0	n/a	n/a	63
Beiseker									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
August 2013	19	2	0	0	24	22	n/a	n/a	67
August 2012	4	0	0	0	2	0	n/a	n/a	6
Cochrane									
August 2013	39	6	0	0	3	80	n/a	n/a	128
August 2012	16	14	0	0	0	0	n/a	n/a	30
Crossfield									
August 2013	3	0	0	0	0	0	n/a	n/a	3
August 2012	0	0	0	0	0	0	n/a	n/a	0
Irricana									
August 2013	0	0	0	0	0	0	n/a	n/a	0
August 2012	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
August 2013	13	0	0	0	0	0	n/a	n/a	13
August 2012	16	0	0	0	0	0	n/a	n/a	16
Calgary CMA									
August 2013	453	51	0	0	202	168	n/a	n/a	874
August 2012	414	89	0	0	61	81	n/a	n/a	645

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505
% Change	-25.8	-1.9	176.9	-88.9	17.8	-20.9	n/a	-89.4	-20.8
2006	10,473	970	13	9	1,171	4,222	0	188	17,046
% Change	20.2	21.9	-40.9	200.0	-11.9	51.9	n/a	**	24.7
2005	8,716	796	22	3	1,329	2,780	0	21	13,667
% Change	6.0	8.4	22.2	-70.0	21.1	-19.4	-100.0	-95.5	-2.4
2004	8,223	734	18	10	1,097	3,451	12	463	14,008
% Change	-3.5	36.4	-60.9	150.0	-27.1	23.9	200.0	93.7	2.7
2003	8,522	538	46	4	1,504	2,785	4	239	13,642

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	% Change
Calgary City	427	390	74	106	118	164	105	165	724	825	-12.2
Airdrie	54	69	18	20	25	0	20	45	117	134	-12.7
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	29	7	0	0	6	28	0	0	35	35	0.0
Cochrane	34	25	18	6	27	0	0	0	79	31	154.8
Crossfield	1	0	0	0	0	0	0	0	1	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	26	14	0	0	0	0	0	0	26	14	85.7
Calgary CMA	571	505	110	132	176	192	125	210	982	1,039	-5.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Calgary City	3,141	3,054	700	610	817	1,015	1,115	2,684	5,773	7,363	-21.6
Airdrie	504	469	102	60	91	122	448	344	1,145	995	15.1
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	174	54	30	4	83	75	56	0	343	133	157.9
Cochrane	251	206	72	46	98	12	85	80	506	344	47.1
Crossfield	4	0	0	0	0	0	0	0	4	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	154	158	4	0	0	0	0	0	158	158	0.0
Calgary CMA	4,228	3,941	908	720	1,089	1,224	1,704	3,108	7,929	8,993	-11.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Calgary City	118	164	0	0	105	165	0	0
Airdrie	25	0	0	0	20	45	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	6	28	0	0	0	0	0	0
Cochrane	27	0	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
Calgary CMA	176	192	0	0	125	210	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Calgary City	817	1,015	0	0	1,068	2,291	47	393
Airdrie	91	122	0	0	320	344	128	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	83	75	0	0	56	0	0	0
Cochrane	98	12	0	0	85	80	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
Calgary CMA	1,089	1,224	0	0	1,529	2,715	175	393

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Calgary City	501	494	223	331	0	0	724	825
Airdrie	72	89	45	45	0	0	117	134
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	29	7	6	28	0	0	35	35
Cochrane	52	31	27	0	0	0	79	31
Crossfield	1	0	0	0	0	0	1	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	26	14	0	0	0	0	26	14
Calgary CMA	681	635	301	404	0	0	982	1,039

Table 2.5: Starts by Submarket and by Intended Market
January - August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Calgary City	3,819	3,702	1,907	3,268	47	393	5,773	7,363
Airdrie	604	529	413	466	128	0	1,145	995
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	213	58	130	75	0	0	343	133
Cochrane	327	252	179	92	0	0	506	344
Crossfield	4	0	0	0	0	0	4	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	158	158	0	0	0	0	158	158
Calgary CMA	5,125	4,699	2,629	3,901	175	393	7,929	8,993

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	% Change
Calgary City	298	297	44	70	156	52	48	283	546	702	-22.2
Airdrie	82	59	8	6	27	0	12	0	129	65	98.5
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	20	4	2	0	24	0	24	0	70	4	**
Cochrane	34	16	6	12	3	0	80	0	123	28	**
Crossfield	3	0	0	0	0	0	0	0	3	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	13	16	0	0	0	0	0	0	13	16	-18.8
Calgary CMA	450	392	60	88	210	52	164	283	884	815	8.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Calgary City	2,712	2,693	478	476	1,063	586	1,462	1,319	5,715	5,074	12.6
Airdrie	507	426	102	44	128	121	446	0	1,183	591	100.2
Beiseker	1	0	0	0	0	0	0	0	1	0	n/a
Chestermere Lake	96	55	18	16	95	11	60	0	269	82	**
Cochrane	214	158	30	54	23	16	80	32	347	260	33.5
Crossfield	3	1	0	0	0	0	0	0	3	1	200.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	181	143	0	2	0	0	0	0	181	145	24.8
Calgary CMA	3,714	3,476	628	592	1,309	734	2,048	1,351	7,699	6,153	25.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Calgary City	156	52	0	0	48	193	0	90
Airdrie	27	0	0	0	12	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	24	0	0	0	24	0	0	0
Cochrane	3	0	0	0	80	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
Calgary CMA	210	52	0	0	164	193	0	90

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Calgary City	1,063	586	0	0	1,345	1,184	117	135
Airdrie	128	121	0	0	446	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	95	11	0	0	60	0	0	0
Cochrane	23	16	0	0	80	32	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
Calgary CMA	1,309	734	0	0	1,931	1,216	117	135

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012	Aug 2013	Aug 2012
Calgary City	340	367	206	245	0	90	546	702
Airdrie	90	65	39	0	0	0	129	65
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	22	4	48	0	0	0	70	4
Cochrane	40	28	83	0	0	0	123	28
Crossfield	3	0	0	0	0	0	3	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	13	16	0	0	0	0	13	16
Calgary CMA	508	480	376	245	0	90	884	815

Table 3.5: Completions by Submarket and by Intended Market
January - August 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Calgary City	3,182	3,171	2,416	1,768	117	135	5,715	5,074
Airdrie	609	476	574	115	0	0	1,183	591
Beiseker	1	0	0	0	0	0	1	0
Chestermere Lake	117	71	152	11	0	0	269	82
Cochrane	256	212	91	48	0	0	347	260
Crossfield	3	1	0	0	0	0	3	1
Irricana	0	0	0	0	0	0	0	0
Rocky View County	181	145	0	0	0	0	181	145
Calgary CMA	4,349	4,076	3,233	1,942	117	135	7,699	6,153

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
August 2013	21	7.1	70	23.6	70	23.6	38	12.8	98	33.0	297	519,663	631,028
August 2012	35	11.1	83	26.3	81	25.7	31	9.8	85	27.0	315	492,170	598,228
Year-to-date 2013	254	9.4	756	27.9	650	24.0	329	12.1	724	26.7	2,713	494,279	604,855
Year-to-date 2012	331	12.2	778	28.6	629	23.1	316	11.6	666	24.5	2,720	483,119	593,951
Airdrie													
August 2013	21	26.3	36	45.0	10	12.5	7	8.8	6	7.5	80	393,650	431,452
August 2012	23	38.3	25	41.7	4	6.7	6	10.0	2	3.3	60	364,800	405,747
Year-to-date 2013	126	24.4	251	48.6	76	14.7	41	7.9	22	4.3	516	405,300	428,687
Year-to-date 2012	119	28.0	209	49.2	57	13.4	27	6.4	13	3.1	425	392,400	412,949
Beiseker													
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Chestermere Lake													
August 2013	0	0.0	1	5.3	5	26.3	9	47.4	4	21.1	19	589,900	608,270
August 2012	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	--	--
Year-to-date 2013	2	2.5	6	7.6	21	26.6	31	39.2	19	24.1	79	573,200	593,287
Year-to-date 2012	0	0.0	7	13.2	16	30.2	20	37.7	10	18.9	53	556,000	615,506
Cochrane													
August 2013	8	20.5	10	25.6	8	20.5	6	15.4	7	17.9	39	459,500	507,342
August 2012	4	25.0	9	56.3	1	6.3	1	6.3	1	6.3	16	357,350	414,969
Year-to-date 2013	46	22.0	76	36.4	47	22.5	22	10.5	18	8.6	209	422,600	453,327
Year-to-date 2012	30	19.2	60	38.5	41	26.3	18	11.5	7	4.5	156	432,975	448,604
Crossfield													
August 2013	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Irricana													
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Rocky View County													
August 2013	0	0.0	1	7.7	4	30.8	0	0.0	8	61.5	13	989,500	1,019,608
August 2012	4	25.0	3	18.8	2	12.5	1	6.3	6	37.5	16	490,700	701,550
Year-to-date 2013	4	2.2	24	13.4	30	16.8	28	15.6	93	52.0	179	669,500	835,617
Year-to-date 2012	21	14.7	33	23.1	22	15.4	13	9.1	54	37.8	143	520,100	694,159
Calgary CMA													
August 2013	53	11.8	118	26.2	97	21.5	60	13.3	123	27.3	451	500,206	592,496
August 2012	66	16.1	120	29.2	91	22.1	40	9.7	94	22.9	411	469,225	566,254
Year-to-date 2013	436	11.8	1,113	30.1	824	22.3	451	12.2	876	23.7	3,700	480,000	582,235
Year-to-date 2012	501	14.3	1,088	31.1	765	21.9	394	11.3	750	21.4	3,498	466,556	569,848

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2013

Submarket	Aug 2013	Aug 2012	% Change	YTD 2013	YTD 2012	% Change
Calgary City	631,028	598,228	5.5	604,855	593,951	1.8
Airdrie	431,452	405,747	6.3	428,687	412,949	3.8
Beiseker	--	--	n/a	--	--	n/a
Chestermere Lake	608,270	--	n/a	593,287	615,506	-3.6
Cochrane	507,342	414,969	22.3	453,327	448,604	1.1
Crossfield	--	--	n/a	--	--	n/a
Irricana	--	--	n/a	--	--	n/a
Rocky View County	1,019,608	701,550	45.3	835,617	694,159	20.4
Calgary CMA	592,496	566,254	4.6	582,235	569,848	2.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Calgary
August 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	1,308	0.5	1,871	3,328	3,450	54.2	382,468	-3.1	396,518
	February	2,113	10.2	2,076	3,745	3,538	58.7	405,687	1.2	403,617
	March	2,647	16.5	2,197	4,529	3,656	60.1	409,750	2.7	404,384
	April	2,720	30.3	2,379	4,370	3,758	63.3	414,932	0.7	411,117
	May	2,982	34.4	2,323	4,946	3,714	62.5	429,459	3.2	413,935
	June	2,832	16.7	2,320	4,353	3,676	63.1	422,139	2.5	409,319
	July	2,502	26.7	2,364	3,573	3,539	66.8	409,670	3.0	410,556
	August	2,198	15.3	2,194	3,399	3,475	63.1	400,277	1.5	408,969
	September	2,054	14.8	2,310	3,417	3,459	66.8	402,756	-0.9	401,871
	October	2,104	26.7	2,249	3,030	3,330	67.5	418,721	5.0	420,726
	November	1,831	10.6	2,177	2,178	3,265	66.7	413,921	3.8	417,769
	December	1,343	7.2	2,174	1,269	3,278	66.3	419,811	6.9	430,810
2013	January	1,572	20.2	2,138	3,272	3,314	64.5	418,938	9.5	433,726
	February	2,071	-2.0	2,146	3,476	3,402	63.1	438,755	8.2	435,966
	March	2,631	-0.6	2,311	4,225	3,578	64.6	441,424	7.7	435,235
	April	3,003	10.4	2,418	4,664	3,690	65.5	429,717	3.6	425,360
	May	3,247	8.9	2,476	4,938	3,616	68.5	440,675	2.6	424,771
	June	3,002	6.0	2,508	3,984	3,469	72.3	442,529	4.8	430,981
	July	2,976	18.9	2,608	3,801	3,571	73.0	438,192	7.0	438,674
	August	2,830	28.8	2,772	3,678	3,642	76.1	432,576	8.1	441,806
	September									
	October									
	November									
	December									
	Q2 2012	8,534	26.7		13,669			422,400	2.2	
	Q2 2013	9,252	8.4		13,586			437,720	3.6	
	YTD 2012	19,302	19.8		32,243			411,960	1.9	
	YTD 2013	21,332	10.5		32,038			436,277	5.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
August 2013

		Interest Rates			NHPI, Total, Calgary CMA 2007=100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	95.8	126.7	739	5.3	74.9	1,039
	February	595	3.20	5.24	95.9	126.3	742	5.1	74.9	1,036
	March	595	3.20	5.24	96.2	126.3	746	5.1	75.2	1,031
	April	607	3.20	5.44	96.3	126.7	748	5.0	75.1	1,023
	May	601	3.20	5.34	96.6	126.2	752	4.9	75.3	1,027
	June	595	3.20	5.24	97.1	126.5	753	4.8	75.0	1,037
	July	595	3.10	5.24	97.2	126.4	750	4.7	74.5	1,054
	August	595	3.10	5.24	97.5	127.2	747	4.6	73.9	1,065
	September	595	3.10	5.24	97.7	127.5	746	4.7	73.8	1,079
	October	595	3.10	5.24	98.0	127.5	751	4.6	74.0	1,093
	November	595	3.10	5.24	98.0	126.9	756	4.7	74.3	1,099
	December	595	3.00	5.24	98.5	126.0	761	4.6	74.6	1,099
2013	January	595	3.00	5.24	99.0	126.3	763	4.9	74.7	1,107
	February	595	3.00	5.24	100.0	127.5	765	5.0	74.8	1,112
	March	590	3.00	5.14	100.3	127.9	761	5.1	74.3	1,120
	April	590	3.00	5.14	100.8	128.5	761	4.7	73.7	1,114
	May	590	3.00	5.14	101.7	129.3	761	4.9	73.6	1,107
	June	590	3.14	5.14	102.2	129.7	764	5.0	73.7	1,102
	July	590	3.14	5.14	102.8	129.6	767	5.3	74.0	1,091
	August	601	3.14	5.34		129.3	772	5.0	73.9	1,091
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2013 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

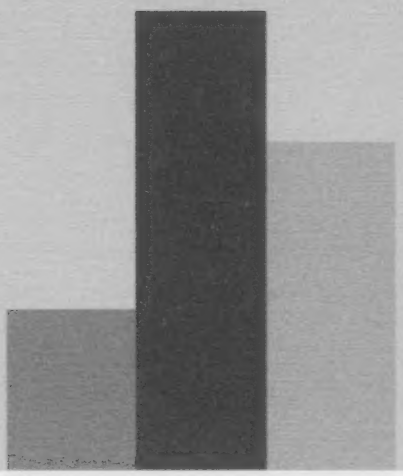
Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Download CMHC's 2013 Mortgage Consumer Survey!

- Get a unique perspective on attitudes and behaviours of recent mortgage consumers.
- Find out just how easy it is to leverage the survey findings.
- Identify opportunities and build stronger relationships with your clients.

Download it today at www.cmhc.ca/2013survey

64167_2013_M09

02.07.13